HOUSING MARKET INFORMATION

# HOUSING NOW
## Montréal CMA

CANADA MORTGAGE AND HOUSING CORPORATION

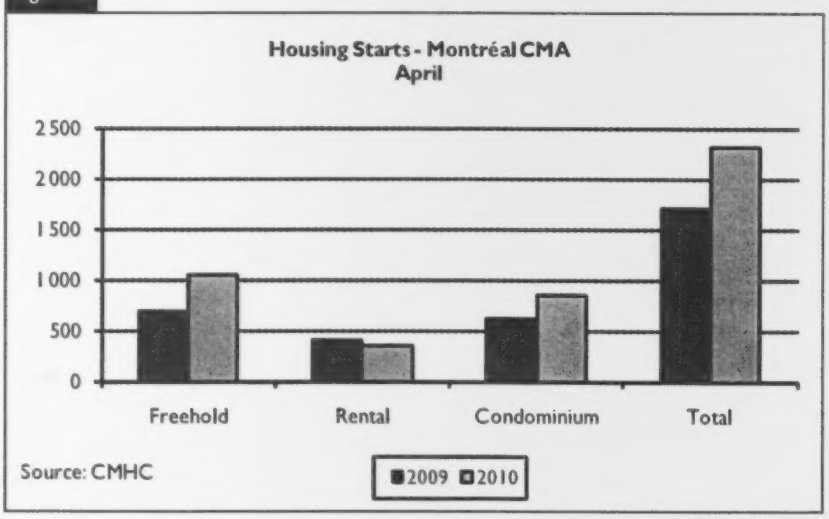
Date Released: May 2010

## Montréal Metropolitan Area Housing Starts in April 2010

Residential construction increased in the Montréal census metropolitan area (CMA). In fact, the results of the latest starts survey conducted by Canada Mortgage and Housing Corporation (CMHC) revealed that housing starts rose to 2,321 units in April 2010 from 1,699 a year earlier.

For a second straight month, the greatest hike occurred in the case of single-detached freehold houses, as 777 such homes were started, compared to 470 in April 2009 (+65 per cent). The increase in single-detached home starts reflects the combined effects of the economic recovery, favourable borrowing conditions and scarce supply on the resale market. The rise in demand for homes of this type once again

Figure 1

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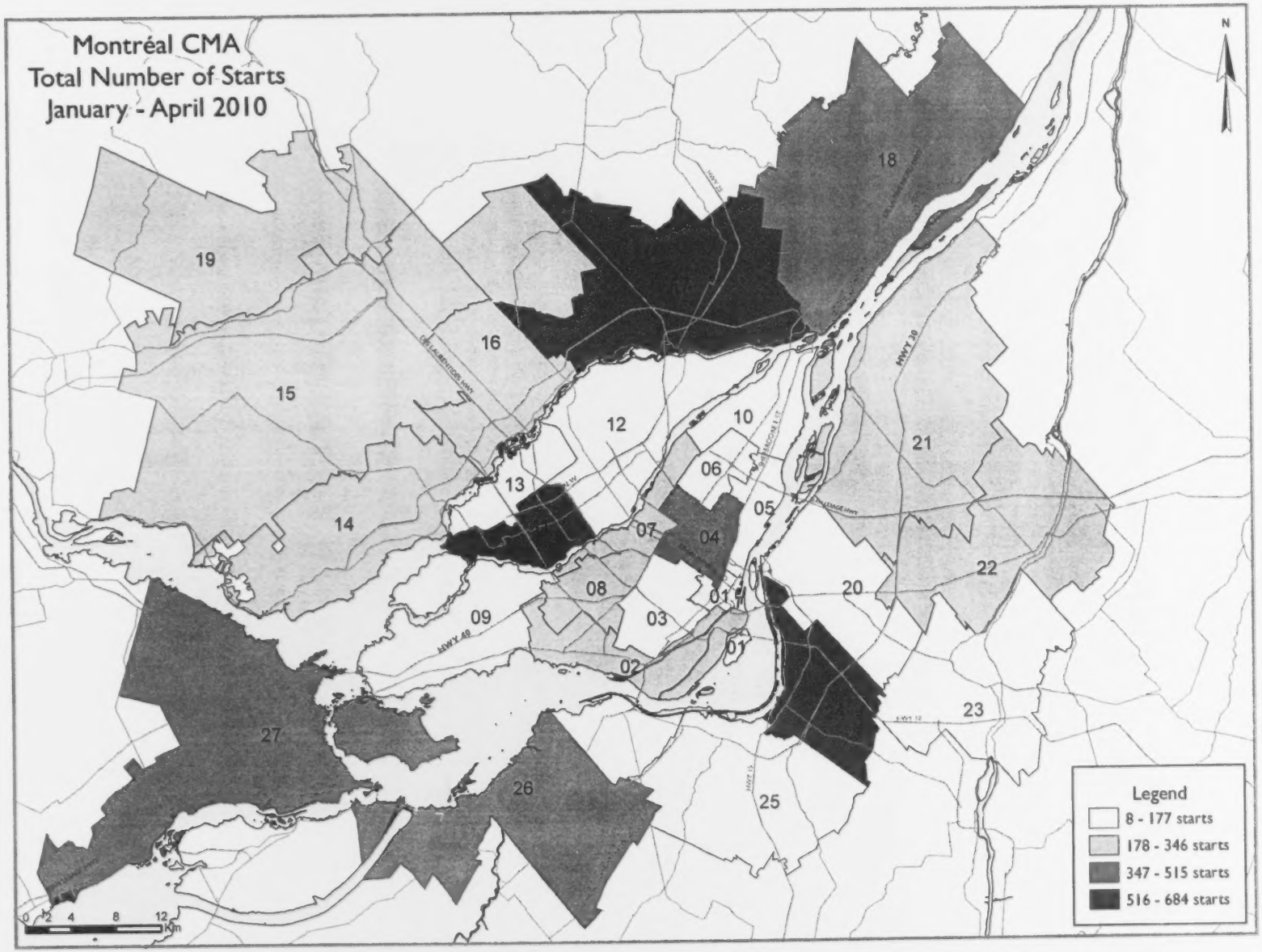
extended to all sectors of the CMA. The current demand reflects the fact that some buyers are catching up on and others are moving up their purchases, on account of the low level of activity recorded at the beginning of 2009 and the anticipated gradual increase in mortgage rates this year. The present growth is bound to slow down as the effects of these two factors subside over the course of the year.

In April 2010, construction also continued to pick up in the more affordable segments, with gains of 28 per cent for semi-detached and row homes and 41 per cent for condominiums. As for the rental market, the number of starts declined by 16 per cent. [1]

[1]Excluding starts of co-op units

The improvement observed in residential construction extended to all sectors of the CMA, with the exception of Vaudreuil-Soulanges. The decrease in activity recorded in this sector (-67 per cent) was, however, due to the fact that, in April 2009, construction had begun on a rental and condominium retirement housing project. Conversely, the North Crown registered a high level of activity in April 2010, posting a year-over-year gain of 102 per cent, with Laval particularly standing out, as starts more than tripled there. In this last sector, the increase in activity was mainly attributable to the construction of rental units for seniors and condominium housing. The South Crown and the Island of Montréal also showed renewed activity (+63 per cent and +13 per cent, respectively), thanks to gains in single-detached home building and condominium construction.

From January to April, housing starts in the Montréal CMA were up by 33 per cent this year over 2009, rising from 5,452 units to 7,228. Only rental housing construction showed a decrease (-17 per cent). The increase was particularly significant in the freehold home segment (+61 per cent), where the level of activity was pushed up by the rebound in single-detached home construction (+66 per cent). The condominium segment also did quite well (+38 per cent), as it continued to attract a good share of the housing demand.


Montréal CMA
Total Number of Starts
January - April 2010
N
18
19
16
15
12
10
21
13
06
05
14
07
04
22
08
20
09
03
01
02
01
23
27
26
25
Legend
8 - 177 starts
178 - 346 starts
347 - 515 starts
516 - 684 starts
0 2 4 8 12 Km

| ZONE DESCRIPTIONS - MONTRÉAL CMA | |
|---|---|
| Zone 1 | Downtown Montréal (bordered on the east by Amherst Street, on the west by Guy Street and on the north by Chemin Remembrance and Des Pins Avenue), Île-des-Soeurs. |
| Zone 2 | Dorval, L'Île-Dorval, Montréal (Lachine, LaSalle, Le Sud-Ouest, Verdun). |
| Zone 3 | Côte-Saint-Luc, Hampstead, Montréal (Côte-des-Neiges, Notre-Dame-de-Grâce, Outremont), Montréal-Ouest, Mont-Royal, Westmount. |
| Zone 4 | Montréal (Parc-Extension, Plateau Mont-Royal, Rosemont (including La Petite-Patrie), Saint-Michel, Villeray). |
| Zone 5 | Montréal (Mercier, Hochelaga-Maisonneuve, Centre-Sud). |
| Zone 6 | Montréal (Anjou, Saint-Léonard). |
| Zone 7 | Montréal (Ahuntsic, Cartierville, Montréal-Nord). |
| Zone 8 | Montréal (Saint-Laurent). |
| Zone 9 | Beaconsfield, Baie-d'Urfé, Dollard-des-Ormeaux, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Montréal (L'Île-Bizard, Pierrefonds, Roxboro, Sainte-Geneviève). |
| Zone 10 | Montréal-Est, Montréal (Pointe-aux-Trembles, Rivière-des-Prairies). |
| Zone 11 | Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac). |
| Zone 12 | Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont). |
| Zone 13 | Laval (Fabreville, Laval-Ouest, Sainte-Rose). |
| Zone 14 | MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac, Saint-Placide). |
| Zone 15 | Mirabel. |
| Zone 16 | MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse). |
| Zone 17 | MRC Les Moulins (Terrebonne, Mascouche). |
| Zone 18 | Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie |
| Zone 19 | Gore, Saint-Colomban, Saint-Jérôme. |
| Zone 20 | Longueuil. |
| Zone 21 | Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères |
| Zone 22 | Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil. |
| Zone 23 | Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu. |
| Zone 24 | Brossard, La Prairie, Saint-Lambert. |
| Zone 25 | Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine. |
| Zone 26 | Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore. |
| Zone 27 | Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M |

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

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| 3 | Completions by Submarket and by Dwelling Type – Current Month or Quarter |
| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
| 4 | Absorbed Single-Detached Units by Price Range |
| 5 | MLS® Residential Activity (data are not available at this time) |
| 6 | Economic Indicators |

**Available in SELECTED Reports:**

| | |
|---|---|
| 1.1 | Housing Activity Summary by Submarket |
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| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| -- | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

| Table 1: Housing Activity Summary of Montréal CMA<br>April 2010 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| April 2010 | 777 | 128 | 148 | 0 | 15 | 840 | 0 | 341 | 2,321 |
| April 2009 | 470 | 100 | 115 | 0 | 0 | 608 | 0 | 406 | 1,699 |
| % Change | 65.3 | 28.0 | 28.7 | n/a | n/a | 38.2 | n/a | -16.0 | 36.6 |
| Year-to-date 2010 | 2,097 | 394 | 520 | 0 | 70 | 2,731 | 0 | 976 | 7,228 |
| Year-to-date 2009 | 1,266 | 304 | 300 | 0 | 16 | 2,009 | 24 | 1,172 | 5,452 |
| % Change | 65.6 | 29.6 | 73.3 | n/a | ** | 35.9 | -100.0 | -16.7 | 32.6 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| April 2010 | 2,916 | 592 | 850 | 0 | 176 | 7,375 | 2 | 2,758 | 15,373 |
| April 2009 | 1,939 | 452 | 630 | 0 | 163 | 6,478 | 20 | 3,915 | 14,142 |
| % Change | 50.4 | 31.0 | 34.9 | n/a | 8.0 | 13.8 | -90.0 | -29.6 | 8.7 |
| **COMPLETIONS** | | | | | | | | | |
| April 2010 | 402 | 68 | 86 | 0 | 22 | 370 | 0 | 209 | 1,157 |
| April 2009 | 320 | 50 | 101 | 0 | 12 | 559 | 4 | 205 | 1,251 |
| % Change | 25.6 | 36.0 | -14.9 | n/a | 83.3 | -33.8 | -100.0 | 2.0 | -7.5 |
| Year-to-date 2010 | 1,501 | 232 | 267 | 0 | 91 | 1,301 | 0 | 1,024 | 4,548 |
| Year-to-date 2009 | 1,424 | 190 | 309 | 0 | 68 | 1,593 | 4 | 834 | 4,422 |
| % Change | 5.4 | 22.1 | -13.6 | n/a | 33.8 | -18.3 | -100.0 | 22.8 | 2.8 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| April 2010 | 549 | 163 | 196 | 0 | 30 | 1,302 | 0 | 2,101 | 4,341 |
| April 2009 | 701 | 169 | 186 | 0 | 58 | 1,680 | 1 | 2,069 | 4,864 |
| % Change | -21.7 | -3.6 | 5.4 | n/a | -48.3 | -22.5 | -100.0 | 1.5 | -10.8 |
| **ABSORBED** | | | | | | | | | |
| April 2010 | 386 | 72 | 70 | 0 | 33 | 438 | 0 | 142 | 1,141 |
| April 2009 | 297 | 45 | 72 | 0 | 16 | 484 | 5 | 171 | 1,090 |
| % Change | 30.0 | 60.0 | -2.8 | n/a | 106.3 | -9.5 | -100.0 | -17.0 | 4.7 |
| Year-to-date 2010 | 1,465 | 237 | 256 | 0 | 99 | 1,702 | 6 | 907 | 4,672 |
| Year-to-date 2009 | 1,373 | 174 | 267 | 0 | 87 | 1,546 | 8 | 1,199 | 4,654 |
| % Change | 6.7 | 36.2 | -4.1 | n/a | 13.8 | 10.1 | -25.0 | -24.4 | 0.4 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## April 2010

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Île de Montréal** | | | | | | | | | |
| April 2010 | 38 | 24 | 38 | 0 | 0 | 347 | 0 | 3 | 522 |
| April 2009 | 17 | 4 | 0 | 0 | 0 | 316 | 0 | 127 | 464 |
| **Laval** | | | | | | | | | |
| April 2010 | 110 | 30 | 4 | 0 | 0 | 188 | 0 | 269 | 601 |
| April 2009 | 75 | 12 | 17 | 0 | 0 | 48 | 0 | 4 | 156 |
| **Rive-Nord** | | | | | | | | | |
| April 2010 | 352 | 22 | 84 | 0 | 3 | 160 | 0 | 48 | 669 |
| April 2009 | 260 | 26 | 82 | 0 | 0 | 51 | 0 | 55 | 474 |
| **Rive-Sud** | | | | | | | | | |
| April 2010 | 179 | 46 | 18 | 0 | 12 | 145 | 0 | 15 | 415 |
| April 2009 | 70 | 54 | 10 | 0 | 0 | 109 | 0 | 12 | 255 |
| **Vaudreuil-Soulanges** | | | | | | | | | |
| April 2010 | 98 | 6 | 4 | 0 | 0 | 0 | 0 | 6 | 114 |
| April 2009 | 48 | 4 | 6 | 0 | 0 | 84 | 0 | 208 | 350 |
| **Montréal CMA** | | | | | | | | | |
| April 2010 | 777 | 128 | 148 | 0 | 15 | 840 | 0 | 341 | 2,321 |
| April 2009 | 470 | 100 | 115 | 0 | 0 | 608 | 0 | 406 | 1,699 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Île de Montréal** | | | | | | | | | |
| April 2010 | 214 | 84 | 164 | 0 | 71 | 3,466 | 0 | 349 | 4,956 |
| April 2009 | 162 | 104 | 97 | 0 | 84 | 3,438 | 0 | 431 | 4,549 |
| **Laval** | | | | | | | | | |
| April 2010 | 428 | 80 | 65 | 0 | 8 | 978 | 0 | 657 | 2,216 |
| April 2009 | 274 | 46 | 151 | 0 | 0 | 856 | 0 | 1,326 | 2,653 |
| **Rive-Nord** | | | | | | | | | |
| April 2010 | 1,207 | 112 | 432 | 0 | 3 | 990 | 0 | 483 | 3,227 |
| April 2009 | 787 | 86 | 290 | 0 | 0 | 633 | 0 | 819 | 2,695 |
| **Rive-Sud** | | | | | | | | | |
| April 2010 | 739 | 286 | 131 | 0 | 74 | 1,646 | 2 | 1,013 | 3,987 |
| April 2009 | 506 | 206 | 59 | 0 | 79 | 1,434 | 0 | 1,083 | 3,481 |
| **Vaudreuil-Soulanges** | | | | | | | | | |
| April 2010 | 328 | 30 | 58 | 0 | 20 | 295 | 0 | 256 | 987 |
| April 2009 | 210 | 10 | 33 | 0 | 0 | 117 | 20 | 256 | 764 |
| **Montréal CMA** | | | | | | | | | |
| April 2010 | 2,916 | 592 | 850 | 0 | 176 | 7,375 | 2 | 2,758 | 15,373 |
| April 2009 | 1,939 | 452 | 630 | 0 | 163 | 6,478 | 20 | 3,915 | 14,142 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## April 2010

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Île de Montréal** | | | | | | | | | |
| April 2010 | 32 | 10 | 14 | 0 | 22 | 282 | 0 | 7 | 367 |
| April 2009 | 26 | 6 | 39 | 0 | 12 | 334 | 0 | 0 | 417 |
| **Laval** | | | | | | | | | |
| April 2010 | 64 | 18 | 6 | 0 | 0 | 43 | 0 | 48 | 179 |
| April 2009 | 45 | 2 | 20 | 0 | 0 | 36 | 0 | 124 | 227 |
| **Rive-Nord** | | | | | | | | | |
| April 2010 | 167 | 6 | 30 | 0 | 0 | 17 | 0 | 45 | 265 |
| April 2009 | 157 | 12 | 31 | 0 | 0 | 112 | 0 | 67 | 379 |
| **Rive-Sud** | | | | | | | | | |
| April 2010 | 102 | 30 | 26 | 0 | 0 | 28 | 0 | 102 | 288 |
| April 2009 | 60 | 26 | 3 | 0 | 0 | 66 | 0 | 11 | 166 |
| **Vaudreuil-Soulanges** | | | | | | | | | |
| April 2010 | 37 | 4 | 10 | 0 | 0 | 0 | 0 | 7 | 58 |
| April 2009 | 32 | 4 | 8 | 0 | 0 | 11 | 4 | 3 | 62 |
| **Montréal CMA** | | | | | | | | | |
| April 2010 | 402 | 68 | 86 | 0 | 22 | 370 | 0 | 209 | 1,157 |
| April 2009 | 320 | 50 | 101 | 0 | 12 | 559 | 4 | 205 | 1,251 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Île de Montréal** | | | | | | | | | |
| April 2010 | 39 | 31 | 42 | 0 | 18 | 440 | 0 | 684 | 1,254 |
| April 2009 | 61 | 36 | 42 | 0 | 33 | 934 | 0 | 1,168 | 2,274 |
| **Laval** | | | | | | | | | |
| April 2010 | 82 | 18 | 41 | 0 | 0 | 261 | 0 | 664 | 1,066 |
| April 2009 | 105 | 28 | 45 | 0 | 0 | 185 | 0 | 287 | 650 |
| **Rive-Nord** | | | | | | | | | |
| April 2010 | 280 | 31 | 76 | 0 | 2 | 266 | 0 | 416 | 1,071 |
| April 2009 | 312 | 33 | 59 | 0 | 2 | 321 | 0 | 496 | 1,223 |
| **Rive-Sud** | | | | | | | | | |
| April 2010 | 104 | 79 | 26 | 0 | 10 | 317 | 0 | 328 | 864 |
| April 2009 | 168 | 60 | 21 | 0 | 18 | 183 | 1 | 112 | 563 |
| **Vaudreuil-Soulanges** | | | | | | | | | |
| April 2010 | 44 | 4 | 11 | 0 | 0 | 18 | 0 | 9 | 86 |
| April 2009 | 55 | 12 | 19 | 0 | 5 | 57 | 0 | 6 | 154 |
| **Montréal CMA** | | | | | | | | | |
| April 2010 | 549 | 163 | 196 | 0 | 30 | 1,302 | 0 | 2,101 | 4,341 |
| April 2009 | 701 | 169 | 186 | 0 | 58 | 1,680 | 1 | 2,069 | 4,864 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**
**April 2010**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Île de Montréal** | | | | | | | | | |
| April 2010 | 25 | 7 | 17 | 0 | 31 | 279 | 0 | 15 | 374 |
| April 2009 | 17 | 7 | 23 | 0 | 13 | 266 | 0 | 26 | 352 |
| **Laval** | | | | | | | | | |
| April 2010 | 61 | 10 | 5 | 0 | 0 | 56 | 0 | 44 | 176 |
| April 2009 | 39 | 3 | 14 | 0 | 0 | 26 | 0 | 42 | 124 |
| **Rive-Nord** | | | | | | | | | |
| April 2010 | 157 | 11 | 24 | 0 | 1 | 42 | 0 | 67 | 302 |
| April 2009 | 145 | 15 | 28 | 0 | 0 | 90 | 0 | 83 | 361 |
| **Rive-Sud** | | | | | | | | | |
| April 2010 | 102 | 36 | 17 | 0 | 1 | 46 | 0 | 11 | 213 |
| April 2009 | 59 | 17 | 1 | 0 | 2 | 75 | 1 | 15 | 170 |
| **Vaudreuil-Soulanges** | | | | | | | | | |
| April 2010 | 41 | 8 | 7 | 0 | 0 | 15 | 0 | 5 | 76 |
| April 2009 | 37 | 3 | 6 | 0 | 1 | 27 | 4 | 5 | 83 |
| **Montréal CMA** | | | | | | | | | |
| April 2010 | 386 | 72 | 70 | 0 | 33 | 438 | 0 | 142 | 1,141 |
| April 2009 | 297 | 45 | 72 | 0 | 16 | 484 | 5 | 171 | 1,090 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 2: Starts by Submarket and by Dwelling Type**
**April 2010**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | % Change |
| Zone 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 210 | 0 | 210 | -100.0 |
| Zone 2 | 1 | 0 | 0 | 0 | 16 | 0 | 57 | 3 | 74 | 3 | ** |
| Zone 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Zone 4 | 0 | 0 | 0 | 0 | 0 | 0 | 310 | 87 | 310 | 87 | ** |
| Zone 5 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 73 | 4 | 73 | -94.5 |
| Zone 6 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Zone 7 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 57 | 6 | 57 | -89.5 |
| Zone 8 | 3 | 2 | 4 | 0 | 22 | 0 | 45 | 0 | 74 | 2 | ** |
| Zone 9 | 20 | 12 | 4 | 0 | 0 | 0 | 0 | 3 | 24 | 15 | 60.0 |
| Zone 10 | 13 | 3 | 16 | 4 | 0 | 0 | 0 | 10 | 29 | 17 | 70.6 |
| Zone 11 | 34 | 15 | 6 | 0 | 0 | 0 | 449 | 36 | 489 | 51 | ** |
| Zone 12 | 34 | 22 | 2 | 4 | 4 | 17 | 5 | 12 | 45 | 55 | -18.2 |
| Zone 13 | 42 | 38 | 22 | 8 | 0 | 0 | 3 | 4 | 67 | 50 | 34.0 |
| Zone 14 | 39 | 41 | 12 | 0 | 6 | 3 | 11 | 18 | 68 | 62 | 9.7 |
| Zone 15 | 20 | 17 | 0 | 0 | 12 | 6 | 36 | 49 | 68 | 72 | -5.6 |
| Zone 16 | 49 | 35 | 4 | 6 | 4 | 8 | 92 | 16 | 149 | 65 | 129.2 |
| Zone 17 | 95 | 53 | 0 | 2 | 3 | 9 | 12 | 46 | 110 | 110 | 0.0 |
| Zone 18 | 70 | 60 | 2 | 18 | 0 | 0 | 73 | 11 | 145 | 89 | 62.9 |
| Zone 19 | 79 | 54 | 4 | 0 | 0 | 0 | 46 | 22 | 129 | 76 | 69.7 |
| Zone 20 | 30 | 12 | 2 | 0 | 0 | 0 | 19 | 26 | 51 | 38 | 34.2 |
| Zone 21 | 31 | 6 | 30 | 28 | 4 | 0 | 16 | 3 | 81 | 37 | 118.9 |
| Zone 22 | 29 | 12 | 6 | 8 | 7 | 0 | 23 | 3 | 65 | 23 | 182.6 |
| Zone 23 | 9 | 2 | 6 | 2 | 0 | 0 | 0 | 12 | 15 | 16 | -6.3 |
| Zone 24 | 25 | 12 | 0 | 2 | 8 | 0 | 57 | 48 | 90 | 62 | 45.2 |
| Zone 25 | 15 | 7 | 0 | 2 | 3 | 10 | 19 | 26 | 37 | 45 | -17.8 |
| Zone 26 | 40 | 19 | 2 | 12 | 0 | 0 | 34 | 3 | 76 | 34 | 123.5 |
| Zone 27 | 98 | 48 | 6 | 4 | 4 | 6 | 6 | 292 | 114 | 350 | -67.4 |
| **Montréal CMA** | 777 | 470 | 128 | 100 | 93 | 59 | 1,323 | 1,070 | 2,321 | 1,699 | 36.6 |

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**
**January - April 2010**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | % Change |
| Zone 1 | 1 | 0 | 0 | 0 | 0 | 0 | 55 | 210 | 56 | 210 | -73.3 |
| Zone 2 | 3 | 3 | 0 | 2 | 39 | 6 | 181 | 85 | 223 | 96 | 132.3 |
| Zone 3 | 5 | 3 | 0 | 0 | 0 | 0 | 3 | 194 | 8 | 197 | -95.9 |
| Zone 4 | 1 | 0 | 0 | 0 | 2 | 0 | 371 | 446 | 374 | 446 | -16.1 |
| Zone 5 | 0 | 0 | 0 | 0 | 13 | 14 | 135 | 123 | 148 | 137 | 8.0 |
| Zone 6 | 2 | 0 | 0 | 2 | 8 | 0 | 119 | 0 | 129 | 2 | ** |
| Zone 7 | 0 | 1 | 0 | 0 | 0 | 0 | 229 | 57 | 229 | 58 | ** |
| Zone 8 | 4 | 5 | 4 | 8 | 73 | 21 | 238 | 43 | 319 | 77 | ** |
| Zone 9 | 51 | 35 | 6 | 2 | 3 | 12 | 79 | 26 | 139 | 75 | 85.3 |
| Zone 10 | 39 | 18 | 32 | 36 | 0 | 0 | 3 | 38 | 74 | 92 | -19.6 |
| Zone 11 | 78 | 45 | 8 | 4 | 0 | 0 | 551 | 359 | 637 | 408 | 56.1 |
| Zone 12 | 86 | 60 | 10 | 8 | 11 | 38 | 67 | 369 | 174 | 475 | -63.4 |
| Zone 13 | 120 | 77 | 28 | 12 | 6 | 0 | 6 | 16 | 160 | 105 | 52.4 |
| Zone 14 | 100 | 97 | 16 | 0 | 12 | 18 | 64 | 61 | 192 | 176 | 9.1 |
| Zone 15 | 73 | 38 | 4 | 0 | 24 | 6 | 122 | 73 | 223 | 117 | 90.6 |
| Zone 16 | 88 | 64 | 4 | 8 | 24 | 11 | 193 | 58 | 309 | 141 | 119.1 |
| Zone 17 | 291 | 151 | 4 | 10 | 20 | 33 | 255 | 233 | 570 | 427 | 33.5 |
| Zone 18 | 210 | 133 | 42 | 44 | 3 | 0 | 198 | 56 | 453 | 233 | 94.4 |
| Zone 19 | 174 | 134 | 10 | 12 | 6 | 0 | 145 | 129 | 335 | 275 | 21.8 |
| Zone 20 | 83 | 35 | 10 | 8 | 0 | 0 | 79 | 205 | 172 | 248 | -30.6 |
| Zone 21 | 103 | 24 | 96 | 52 | 4 | 0 | 96 | 102 | 299 | 178 | 68.0 |
| Zone 22 | 77 | 39 | 8 | 24 | 50 | 22 | 164 | 37 | 299 | 122 | 145.1 |
| Zone 23 | 38 | 21 | 24 | 10 | 0 | 0 | 7 | 12 | 69 | 43 | 60.5 |
| Zone 24 | 71 | 36 | 34 | 20 | 20 | 4 | 559 | 132 | 684 | 192 | ** |
| Zone 25 | 32 | 39 | 10 | 2 | 17 | 13 | 112 | 120 | 171 | 174 | -1.7 |
| Zone 26 | 122 | 76 | 24 | 28 | 0 | 0 | 203 | 46 | 349 | 150 | 132.7 |
| Zone 27 | 245 | 132 | 28 | 12 | 50 | 46 | 110 | 408 | 433 | 598 | -27.6 |
| **Montréal CMA** | 2,097 | 1,266 | 402 | 304 | 385 | 244 | 4,344 | 3,638 | 7,228 | 5,452 | 32.6 |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**
**April 2010**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 |
| Zone 1 | 0 | 0 | 0 | 0 | 0 | 210 | 0 | 0 |
| Zone 2 | 16 | 0 | 0 | 0 | 57 | 3 | 0 | 0 |
| Zone 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Zone 4 | 0 | 0 | 0 | 0 | 238 | 36 | 0 | 51 |
| Zone 5 | 0 | 0 | 0 | 0 | 4 | 3 | 0 | 70 |
| Zone 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Zone 7 | 0 | 0 | 0 | 0 | 3 | 51 | 3 | 6 |
| Zone 8 | 22 | 0 | 0 | 0 | 45 | 0 | 0 | 0 |
| Zone 9 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 |
| Zone 10 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 |
| Zone 11 | 0 | 0 | 0 | 0 | 185 | 36 | 264 | 0 |
| Zone 12 | 4 | 17 | 0 | 0 | 0 | 12 | 5 | 0 |
| Zone 13 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 4 |
| Zone 14 | 6 | 3 | 0 | 0 | 8 | 12 | 3 | 6 |
| Zone 15 | 12 | 6 | 0 | 0 | 30 | 24 | 6 | 25 |
| Zone 16 | 4 | 8 | 0 | 0 | 77 | 16 | 15 | 0 |
| Zone 17 | 3 | 9 | 0 | 0 | 12 | 43 | 0 | 3 |
| Zone 18 | 0 | 0 | 0 | 0 | 61 | 8 | 12 | 3 |
| Zone 19 | 0 | 0 | 0 | 0 | 34 | 4 | 12 | 18 |
| Zone 20 | 0 | 0 | 0 | 0 | 16 | 26 | 3 | 0 |
| Zone 21 | 4 | 0 | 0 | 0 | 16 | 3 | 0 | 0 |
| Zone 22 | 7 | 0 | 0 | 0 | 23 | 0 | 0 | 3 |
| Zone 23 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 0 |
| Zone 24 | 8 | 0 | 0 | 0 | 57 | 48 | 0 | 0 |
| Zone 25 | 3 | 10 | 0 | 0 | 19 | 20 | 0 | 6 |
| Zone 26 | 0 | 0 | 0 | 0 | 22 | 0 | 12 | 3 |
| Zone 27 | 4 | 6 | 0 | 0 | 0 | 84 | 6 | 208 |
| **Montréal CMA** | 93 | 59 | 0 | 0 | 910 | 664 | 341 | 406 |

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**
**January - April 2010**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 |
| Zone 1 | 0 | 0 | 0 | 0 | 0 | 210 | 6 | 0 |
| Zone 2 | 39 | 6 | 0 | 0 | 181 | 85 | 0 | 0 |
| Zone 3 | 0 | 0 | 0 | 0 | 3 | 194 | 0 | 0 |
| Zone 4 | 2 | 0 | 0 | 0 | 294 | 254 | 5 | 57 |
| Zone 5 | 13 | 14 | 0 | 0 | 126 | 49 | 9 | 74 |
| Zone 6 | 8 | 0 | 0 | 0 | 119 | 0 | 0 | 0 |
| Zone 7 | 0 | 0 | 0 | 0 | 3 | 51 | 3 | 6 |
| Zone 8 | 73 | 21 | 0 | 0 | 238 | 43 | 0 | 0 |
| Zone 9 | 3 | 12 | 0 | 0 | 79 | 26 | 0 | 0 |
| Zone 10 | 0 | 0 | 0 | 0 | 3 | 38 | 0 | 0 |
| Zone 11 | 0 | 0 | 0 | 0 | 221 | 282 | 330 | 77 |
| Zone 12 | 11 | 38 | 0 | 0 | 44 | 33 | 23 | 336 |
| Zone 13 | 6 | 0 | 0 | 0 | 6 | 3 | 0 | 13 |
| Zone 14 | 12 | 18 | 0 | 0 | 40 | 28 | 24 | 33 |
| Zone 15 | 24 | 6 | 0 | 0 | 107 | 36 | 15 | 37 |
| Zone 16 | 24 | 11 | 0 | 0 | 141 | 25 | 52 | 3 |
| Zone 17 | 20 | 33 | 0 | 0 | 199 | 112 | 56 | 121 |
| Zone 18 | 3 | 0 | 0 | 0 | 168 | 42 | 30 | 14 |
| Zone 19 | 6 | 0 | 0 | 0 | 108 | 26 | 37 | 103 |
| Zone 20 | 0 | 0 | 0 | 0 | 67 | 115 | 12 | 0 |
| Zone 21 | 4 | 0 | 0 | 0 | 90 | 67 | 6 | 35 |
| Zone 22 | 25 | 22 | 0 | 0 | 152 | 34 | 12 | 3 |
| Zone 23 | 0 | 0 | 0 | 0 | 0 | 12 | 7 | 0 |
| Zone 24 | 20 | 4 | 0 | 0 | 296 | 123 | 263 | 9 |
| Zone 25 | 17 | 13 | 0 | 0 | 112 | 114 | 0 | 6 |
| Zone 26 | 0 | 0 | 0 | 0 | 66 | 0 | 66 | 22 |
| Zone 27 | 50 | 22 | 0 | 24 | 90 | 103 | 20 | 223 |
| **Montréal CMA** | 360 | 220 | 0 | 24 | 2,953 | 2,105 | 976 | 1,172 |

Source: CMHC (Starts and Completions Survey)

| Table 2.4: Starts by Submarket and by Intended Market<br>April 2010 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 |
| Zone 1 | 0 | 0 | 0 | 210 | 0 | 0 | 0 | 210 |
| Zone 2 | 17 | 0 | 57 | 3 | 0 | 0 | 74 | 3 |
| Zone 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Zone 4 | 0 | 0 | 238 | 36 | 0 | 51 | 310 | 87 |
| Zone 5 | 0 | 0 | 4 | 3 | 0 | 70 | 4 | 73 |
| Zone 6 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Zone 7 | 0 | 0 | 3 | 51 | 3 | 6 | 6 | 57 |
| Zone 8 | 29 | 2 | 45 | 0 | 0 | 0 | 74 | 2 |
| Zone 9 | 24 | 12 | 0 | 3 | 0 | 0 | 24 | 15 |
| Zone 10 | 29 | 7 | 0 | 10 | 0 | 0 | 29 | 17 |
| Zone 11 | 40 | 15 | 185 | 36 | 264 | 0 | 489 | 51 |
| Zone 12 | 40 | 43 | 0 | 12 | 5 | 0 | 45 | 55 |
| Zone 13 | 64 | 46 | 3 | 0 | 0 | 4 | 67 | 50 |
| Zone 14 | 59 | 44 | 6 | 12 | 3 | 6 | 68 | 62 |
| Zone 15 | 56 | 47 | 6 | 0 | 6 | 25 | 68 | 72 |
| Zone 16 | 81 | 65 | 53 | 0 | 15 | 0 | 149 | 65 |
| Zone 17 | 95 | 68 | 15 | 39 | 0 | 3 | 110 | 110 |
| Zone 18 | 72 | 86 | 61 | 0 | 12 | 3 | 145 | 89 |
| Zone 19 | 95 | 58 | 22 | 0 | 12 | 18 | 129 | 76 |
| Zone 20 | 36 | 12 | 12 | 26 | 3 | 0 | 51 | 38 |
| Zone 21 | 61 | 34 | 20 | 3 | 0 | 0 | 81 | 37 |
| Zone 22 | 38 | 20 | 27 | 0 | 0 | 3 | 65 | 23 |
| Zone 23 | 15 | 4 | 0 | 12 | 0 | 0 | 15 | 16 |
| Zone 24 | 33 | 14 | 57 | 48 | 0 | 0 | 90 | 62 |
| Zone 25 | 18 | 19 | 19 | 20 | 0 | 6 | 37 | 45 |
| Zone 26 | 42 | 31 | 22 | 0 | 12 | 3 | 76 | 34 |
| Zone 27 | 108 | 58 | 0 | 84 | 6 | 208 | 114 | 350 |
| **Montréal CMA** | 1,053 | 685 | 855 | 608 | 341 | 406 | 2,321 | 1,699 |

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market**
**January - April 2010**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 |
| Zone 1 | 1 | 0 | 0 | 210 | 6 | 0 | 56 | 210 |
| Zone 2 | 35 | 13 | 188 | 83 | 0 | 0 | 223 | 96 |
| Zone 3 | 5 | 3 | 3 | 194 | 0 | 0 | 8 | 197 |
| Zone 4 | 3 | 2 | 294 | 252 | 5 | 57 | 374 | 446 |
| Zone 5 | 8 | 14 | 131 | 49 | 9 | 74 | 148 | 137 |
| Zone 6 | 10 | 2 | 119 | 0 | 0 | 0 | 129 | 2 |
| Zone 7 | 0 | 1 | 3 | 51 | 3 | 6 | 229 | 58 |
| Zone 8 | 64 | 34 | 255 | 43 | 0 | 0 | 319 | 77 |
| Zone 9 | 59 | 49 | 80 | 26 | 0 | 0 | 139 | 75 |
| Zone 10 | 71 | 54 | 3 | 38 | 0 | 0 | 74 | 92 |
| Zone 11 | 86 | 49 | 221 | 282 | 330 | 77 | 637 | 408 |
| Zone 12 | 107 | 106 | 44 | 33 | 23 | 336 | 174 | 475 |
| Zone 13 | 154 | 89 | 6 | 3 | 0 | 13 | 160 | 105 |
| Zone 14 | 132 | 119 | 36 | 24 | 24 | 33 | 192 | 176 |
| Zone 15 | 187 | 80 | 21 | 0 | 15 | 37 | 223 | 117 |
| Zone 16 | 166 | 105 | 91 | 3 | 52 | 3 | 309 | 141 |
| Zone 17 | 332 | 204 | 182 | 102 | 56 | 121 | 570 | 427 |
| Zone 18 | 261 | 187 | 162 | 32 | 30 | 14 | 453 | 233 |
| Zone 19 | 226 | 152 | 72 | 20 | 37 | 103 | 335 | 275 |
| Zone 20 | 101 | 45 | 59 | 113 | 12 | 0 | 172 | 248 |
| Zone 21 | 191 | 76 | 102 | 67 | 6 | 35 | 299 | 178 |
| Zone 22 | 94 | 73 | 168 | 46 | 12 | 3 | 299 | 122 |
| Zone 23 | 62 | 31 | 0 | 12 | 7 | 0 | 69 | 43 |
| Zone 24 | 126 | 56 | 295 | 127 | 263 | 9 | 684 | 192 |
| Zone 25 | 59 | 54 | 112 | 114 | 0 | 6 | 171 | 174 |
| Zone 26 | 146 | 104 | 66 | 0 | 66 | 22 | 349 | 150 |
| Zone 27 | 325 | 168 | 88 | 101 | 20 | 247 | 433 | 598 |
| **Montréal CMA** | 3,011 | 1,870 | 2,801 | 2,025 | 976 | 1,196 | 7,228 | 5,452 |

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**
**April 2010**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | % Change |
| Zone 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 128 | 0 | 128 | -100.0 |
| Zone 2 | 0 | 0 | 0 | 0 | 0 | 10 | 64 | 92 | 64 | 102 | -37.3 |
| Zone 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Zone 4 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 94 | 14 | 94 | -85.1 |
| Zone 5 | 0 | 0 | 0 | 0 | 16 | 0 | 69 | 16 | 85 | 16 | ** |
| Zone 6 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Zone 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Zone 8 | 4 | 1 | 2 | 0 | 20 | 26 | 142 | 0 | 168 | 27 | ** |
| Zone 9 | 23 | 20 | 2 | 0 | 0 | 12 | 0 | 0 | 25 | 32 | -21.9 |
| Zone 10 | 4 | 5 | 6 | 6 | 0 | 3 | 0 | 4 | 10 | 18 | -44.4 |
| Zone 11 | 16 | 11 | 2 | 0 | 0 | 6 | 66 | 154 | 84 | 171 | -50.9 |
| Zone 12 | 25 | 9 | 16 | 2 | 0 | 0 | 20 | 0 | 61 | 11 | ** |
| Zone 13 | 23 | 25 | 0 | 0 | 6 | 14 | 5 | 6 | 34 | 45 | -24.4 |
| Zone 14 | 25 | 21 | 0 | 0 | 0 | 7 | 6 | 33 | 31 | 61 | -49.2 |
| Zone 15 | 17 | 18 | 0 | 0 | 0 | 6 | 14 | 12 | 31 | 36 | -13.9 |
| Zone 16 | 15 | 10 | 0 | 0 | 8 | 0 | 15 | 53 | 38 | 63 | -39.7 |
| Zone 17 | 40 | 50 | 0 | 4 | 0 | 3 | 7 | 46 | 47 | 103 | -54.4 |
| Zone 18 | 40 | 31 | 6 | 8 | 0 | 3 | 22 | 20 | 68 | 62 | 9.7 |
| Zone 19 | 30 | 27 | 0 | 0 | 0 | 0 | 20 | 27 | 50 | 54 | -7.4 |
| Zone 20 | 12 | 6 | 10 | 0 | 0 | 0 | 112 | 3 | 134 | 9 | ** |
| Zone 21 | 13 | 6 | 4 | 10 | 8 | 0 | 15 | 36 | 40 | 52 | -23.1 |
| Zone 22 | 14 | 9 | 2 | 14 | 6 | 0 | 0 | 15 | 22 | 38 | -42.1 |
| Zone 23 | 14 | 9 | 4 | 0 | 0 | 0 | 8 | 0 | 26 | 9 | 188.9 |
| Zone 24 | 9 | 8 | 2 | 0 | 4 | 0 | 3 | 15 | 18 | 23 | -21.7 |
| Zone 25 | 19 | 7 | 4 | 0 | 0 | 3 | 0 | 8 | 23 | 18 | 27.8 |
| Zone 26 | 21 | 15 | 4 | 2 | 0 | 0 | 0 | 0 | 25 | 17 | 47.1 |
| Zone 27 | 37 | 32 | 4 | 4 | 8 | 12 | 9 | 14 | 58 | 62 | -6.5 |
| **Montréal CMA** | 402 | 320 | 68 | 50 | 76 | 105 | 611 | 776 | 1,157 | 1,251 | -7.5 |

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**
**January - April 2010**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | % Change |
| Zone 1 | 0 | 1 | 6 | 6 | 0 | 11 | 0 | 135 | 6 | 153 | -96.1 |
| Zone 2 | 5 | 2 | 0 | 0 | 14 | 22 | 135 | 291 | 154 | 315 | -51.1 |
| Zone 3 | 1 | 1 | 0 | 0 | 6 | 3 | 0 | 102 | 7 | 106 | -93.4 |
| Zone 4 | 0 | 0 | 0 | 0 | 0 | 0 | 156 | 208 | 156 | 208 | -25.0 |
| Zone 5 | 0 | 0 | 0 | 0 | 44 | 11 | 175 | 366 | 219 | 377 | -41.9 |
| Zone 6 | 4 | 2 | 0 | 0 | 0 | 4 | 0 | 2 | 4 | 8 | -50.0 |
| Zone 7 | 3 | 2 | 0 | 0 | 0 | 0 | 34 | 0 | 37 | 2 | ** |
| Zone 8 | 10 | 8 | 4 | 0 | 46 | 60 | 162 | 159 | 222 | 227 | -2.2 |
| Zone 9 | 53 | 52 | 6 | 6 | 4 | 15 | 57 | 16 | 120 | 89 | 34.8 |
| Zone 10 | 21 | 17 | 16 | 16 | 0 | 3 | 80 | 45 | 117 | 81 | 44.4 |
| Zone 11 | 60 | 60 | 4 | 6 | 8 | 22 | 198 | 216 | 270 | 304 | -11.2 |
| Zone 12 | 72 | 44 | 32 | 20 | 13 | 21 | 229 | 18 | 346 | 103 | ** |
| Zone 13 | 91 | 99 | 12 | 4 | 6 | 14 | 10 | 12 | 119 | 129 | -7.8 |
| Zone 14 | 80 | 107 | 4 | 0 | 3 | 16 | 39 | 93 | 126 | 216 | -41.7 |
| Zone 15 | 71 | 62 | 4 | 0 | 0 | 6 | 72 | 50 | 147 | 118 | 24.6 |
| Zone 16 | 62 | 69 | 6 | 4 | 17 | 14 | 192 | 127 | 277 | 214 | 29.4 |
| Zone 17 | 169 | 188 | 0 | 10 | 20 | 9 | 102 | 114 | 291 | 321 | -9.3 |
| Zone 18 | 137 | 115 | 26 | 12 | 0 | 3 | 60 | 70 | 223 | 200 | 11.5 |
| Zone 19 | 106 | 130 | 0 | 4 | 0 | 0 | 90 | 115 | 196 | 249 | -21.3 |
| Zone 20 | 50 | 39 | 12 | 0 | 0 | 0 | 233 | 117 | 295 | 156 | 89.1 |
| Zone 21 | 53 | 34 | 16 | 20 | 8 | 0 | 49 | 80 | 126 | 134 | -6.0 |
| Zone 22 | 65 | 56 | 12 | 24 | 24 | 11 | 59 | 36 | 160 | 127 | 26.0 |
| Zone 23 | 64 | 39 | 16 | 10 | 0 | 0 | 184 | 0 | 264 | 49 | ** |
| Zone 24 | 51 | 43 | 6 | 10 | 4 | 13 | 147 | 37 | 208 | 103 | 101.9 |
| Zone 25 | 55 | 35 | 16 | 12 | 9 | 11 | 14 | 36 | 94 | 94 | 0.0 |
| Zone 26 | 87 | 70 | 28 | 6 | 0 | 4 | 14 | 40 | 129 | 120 | 7.5 |
| Zone 27 | 131 | 149 | 6 | 20 | 30 | 30 | 68 | 20 | 235 | 219 | 7.3 |
| **Montréal CMA** | 1,501 | 1,424 | 232 | 190 | 256 | 303 | 2,559 | 2,505 | 4,548 | 4,422 | 2.8 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**
**April 2010**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 |
| Zone 1 | 0 | 0 | 0 | 0 | 0 | 128 | 0 | 0 |
| Zone 2 | 0 | 10 | 0 | 0 | 64 | 92 | 0 | 0 |
| Zone 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Zone 4 | 0 | 0 | 0 | 0 | 10 | 94 | 4 | 0 |
| Zone 5 | 16 | 0 | 0 | 0 | 66 | 16 | 3 | 0 |
| Zone 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Zone 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Zone 8 | 20 | 26 | 0 | 0 | 142 | 0 | 0 | 0 |
| Zone 9 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 |
| Zone 10 | 0 | 3 | 0 | 0 | 0 | 4 | 0 | 0 |
| Zone 11 | 0 | 6 | 0 | 0 | 18 | 36 | 48 | 118 |
| Zone 12 | 0 | 0 | 0 | 0 | 20 | 0 | 0 | 0 |
| Zone 13 | 6 | 14 | 0 | 0 | 5 | 0 | 0 | 6 |
| Zone 14 | 0 | 7 | 0 | 0 | 0 | 18 | 6 | 15 |
| Zone 15 | 0 | 6 | 0 | 0 | 14 | 6 | 0 | 6 |
| Zone 16 | 8 | 0 | 0 | 0 | 0 | 35 | 15 | 18 |
| Zone 17 | 0 | 3 | 0 | 0 | 7 | 31 | 0 | 15 |
| Zone 18 | 0 | 3 | 0 | 0 | 16 | 20 | 6 | 0 |
| Zone 19 | 0 | 0 | 0 | 0 | 2 | 14 | 18 | 13 |
| Zone 20 | 0 | 0 | 0 | 0 | 16 | 3 | 96 | 0 |
| Zone 21 | 8 | 0 | 0 | 0 | 9 | 36 | 6 | 0 |
| Zone 22 | 6 | 0 | 0 | 0 | 0 | 12 | 0 | 3 |
| Zone 23 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 |
| Zone 24 | 4 | 0 | 0 | 0 | 3 | 15 | 0 | 0 |
| Zone 25 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 8 |
| Zone 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Zone 27 | 8 | 8 | 0 | 4 | 2 | 11 | 7 | 3 |
| **Montréal CMA** | 76 | 101 | 0 | 4 | 402 | 571 | 209 | 205 |

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**
**January - April 2010**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 |
| Zone 1 | 0 | 11 | 0 | 0 | 0 | 135 | 0 | 0 |
| Zone 2 | 14 | 22 | 0 | 0 | 130 | 288 | 5 | 3 |
| Zone 3 | 6 | 3 | 0 | 0 | 0 | 30 | 0 | 72 |
| Zone 4 | 0 | 0 | 0 | 0 | 80 | 197 | 76 | 11 |
| Zone 5 | 44 | 11 | 0 | 0 | 102 | 75 | 73 | 291 |
| Zone 6 | 0 | 4 | 0 | 0 | 0 | 2 | 0 | 0 |
| Zone 7 | 0 | 0 | 0 | 0 | 19 | 0 | 3 | 0 |
| Zone 8 | 46 | 60 | 0 | 0 | 162 | 159 | 0 | 0 |
| Zone 9 | 4 | 15 | 0 | 0 | 12 | 16 | 35 | 0 |
| Zone 10 | 0 | 3 | 0 | 0 | 73 | 39 | 7 | 6 |
| Zone 11 | 8 | 22 | 0 | 0 | 74 | 54 | 124 | 162 |
| Zone 12 | 13 | 21 | 0 | 0 | 20 | 12 | 165 | 6 |
| Zone 13 | 6 | 14 | 0 | 0 | 10 | 6 | 0 | 6 |
| Zone 14 | 3 | 16 | 0 | 0 | 12 | 66 | 27 | 27 |
| Zone 15 | 0 | 6 | 0 | 0 | 60 | 34 | 12 | 16 |
| Zone 16 | 17 | 14 | 0 | 0 | 98 | 97 | 64 | 30 |
| Zone 17 | 20 | 9 | 0 | 0 | 76 | 87 | 26 | 27 |
| Zone 18 | 0 | 3 | 0 | 0 | 39 | 49 | 21 | 21 |
| Zone 19 | 0 | 0 | 0 | 0 | 28 | 55 | 62 | 60 |
| Zone 20 | 0 | 0 | 0 | 0 | 110 | 114 | 123 | 3 |
| Zone 21 | 8 | 0 | 0 | 0 | 41 | 80 | 8 | 0 |
| Zone 22 | 24 | 11 | 0 | 0 | 56 | 18 | 3 | 18 |
| Zone 23 | 0 | 0 | 0 | 0 | 23 | 0 | 161 | 0 |
| Zone 24 | 4 | 13 | 0 | 0 | 102 | 27 | 9 | 10 |
| Zone 25 | 9 | 11 | 0 | 0 | 14 | 8 | 0 | 28 |
| Zone 26 | 0 | 4 | 0 | 0 | 14 | 6 | 0 | 34 |
| Zone 27 | 30 | 26 | 0 | 4 | 48 | 17 | 20 | 3 |
| **Montréal CMA** | 256 | 299 | 0 | 4 | 1,403 | 1,671 | 1,024 | 834 |

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**
**April 2010**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 | April 2010 | April 2009 |
| Zone 1 | 0 | 0 | 0 | 128 | 0 | 0 | 0 | 128 |
| Zone 2 | 0 | 6 | 64 | 96 | 0 | 0 | 64 | 102 |
| Zone 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Zone 4 | 0 | 0 | 10 | 94 | 4 | 0 | 14 | 94 |
| Zone 5 | 0 | 0 | 82 | 16 | 3 | 0 | 85 | 16 |
| Zone 6 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Zone 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Zone 8 | 20 | 19 | 148 | 8 | 0 | 0 | 168 | 27 |
| Zone 9 | 25 | 32 | 0 | 0 | 0 | 0 | 25 | 32 |
| Zone 10 | 10 | 14 | 0 | 4 | 0 | 0 | 10 | 18 |
| Zone 11 | 18 | 17 | 18 | 36 | 48 | 118 | 84 | 171 |
| Zone 12 | 41 | 11 | 20 | 0 | 0 | 0 | 61 | 11 |
| Zone 13 | 29 | 39 | 5 | 0 | 0 | 6 | 34 | 45 |
| Zone 14 | 25 | 28 | 0 | 18 | 6 | 15 | 31 | 61 |
| Zone 15 | 31 | 26 | 0 | 4 | 0 | 6 | 31 | 36 |
| Zone 16 | 23 | 12 | 0 | 33 | 15 | 18 | 38 | 63 |
| Zone 17 | 44 | 61 | 3 | 27 | 0 | 15 | 47 | 103 |
| Zone 18 | 48 | 42 | 14 | 20 | 6 | 0 | 68 | 62 |
| Zone 19 | 32 | 31 | 0 | 10 | 18 | 13 | 50 | 54 |
| Zone 20 | 22 | 6 | 16 | 3 | 96 | 0 | 134 | 9 |
| Zone 21 | 25 | 16 | 9 | 36 | 6 | 0 | 40 | 52 |
| Zone 22 | 22 | 23 | 0 | 12 | 0 | 3 | 22 | 38 |
| Zone 23 | 26 | 9 | 0 | 0 | 0 | 0 | 26 | 9 |
| Zone 24 | 15 | 8 | 3 | 15 | 0 | 0 | 18 | 23 |
| Zone 25 | 23 | 10 | 0 | 0 | 0 | 8 | 23 | 18 |
| Zone 26 | 25 | 17 | 0 | 0 | 0 | 0 | 25 | 17 |
| Zone 27 | 51 | 44 | 0 | 11 | 7 | 7 | 58 | 62 |
| **Montréal CMA** | 556 | 471 | 392 | 571 | 209 | 209 | 1,157 | 1,251 |

Source: CMHC (Starts and Completions Survey)

| Table 3.5: Completions by Submarket and by Intended Market<br>January - April 2010 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 | YTD 2010 | YTD 2009 |
| Zone 1 | 6 | 18 | 0 | 135 | 0 | 0 | 6 | 153 |
| Zone 2 | 13 | 16 | 136 | 296 | 5 | 3 | 154 | 315 |
| Zone 3 | 7 | 4 | 0 | 30 | 0 | 72 | 7 | 106 |
| Zone 4 | 2 | 0 | 78 | 197 | 76 | 11 | 156 | 208 |
| Zone 5 | 0 | 11 | 146 | 75 | 73 | 291 | 219 | 377 |
| Zone 6 | 4 | 4 | 0 | 4 | 0 | 0 | 4 | 8 |
| Zone 7 | 3 | 2 | 19 | 0 | 3 | 0 | 37 | 2 |
| Zone 8 | 33 | 37 | 189 | 190 | 0 | 0 | 222 | 227 |
| Zone 9 | 63 | 73 | 12 | 16 | 35 | 0 | 120 | 89 |
| Zone 10 | 37 | 36 | 73 | 39 | 7 | 6 | 117 | 81 |
| Zone 11 | 72 | 88 | 74 | 54 | 124 | 162 | 270 | 304 |
| Zone 12 | 117 | 85 | 20 | 12 | 165 | 6 | 346 | 103 |
| Zone 13 | 109 | 117 | 10 | 6 | 0 | 6 | 119 | 129 |
| Zone 14 | 87 | 129 | 12 | 60 | 27 | 27 | 126 | 216 |
| Zone 15 | 123 | 98 | 12 | 4 | 12 | 16 | 147 | 118 |
| Zone 16 | 89 | 93 | 94 | 91 | 64 | 30 | 277 | 214 |
| Zone 17 | 199 | 221 | 66 | 73 | 26 | 27 | 291 | 321 |
| Zone 18 | 167 | 132 | 35 | 47 | 21 | 21 | 223 | 200 |
| Zone 19 | 114 | 150 | 20 | 39 | 62 | 60 | 196 | 249 |
| Zone 20 | 62 | 39 | 110 | 114 | 123 | 3 | 295 | 156 |
| Zone 21 | 77 | 54 | 41 | 80 | 8 | 0 | 126 | 134 |
| Zone 22 | 95 | 83 | 62 | 26 | 3 | 18 | 160 | 127 |
| Zone 23 | 94 | 49 | 9 | 0 | 161 | 0 | 264 | 49 |
| Zone 24 | 61 | 53 | 102 | 40 | 9 | 10 | 208 | 103 |
| Zone 25 | 80 | 58 | 14 | 8 | 0 | 28 | 94 | 94 |
| Zone 26 | 115 | 80 | 14 | 6 | 0 | 34 | 129 | 120 |
| Zone 27 | 171 | 193 | 44 | 19 | 20 | 7 | 235 | 219 |
| **Montréal CMA** | 2,000 | 1,923 | 1,392 | 1,661 | 1,024 | 838 | 4,548 | 4,422 |

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**
**April 2010**

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $200,000 | | $200,000 - $299,999 | | $300,000 - $399,999 | | $400,000 - $499,999 | | $500,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Island of Montréal** | | | | | | | | | | | | | |
| April 2010 | 0 | 0.0 | 0 | 0.0 | 5 | 26.3 | 3 | 15.8 | 11 | 57.9 | 19 | 553,729 | 539,700 |
| April 2009 | 0 | 0.0 | 2 | 11.8 | 6 | 35.3 | 5 | 29.4 | 4 | 23.5 | 17 | 425,000 | 448,529 |
| Year-to-date 2010 | 0 | 0.0 | 4 | 5.1 | 21 | 26.6 | 21 | 26.6 | 33 | 41.8 | 79 | 450,000 | 516,112 |
| Year-to-date 2009 | 0 | 0.0 | 8 | 10.4 | 26 | 33.8 | 15 | 19.5 | 28 | 36.4 | 77 | 425,000 | 489,610 |
| **Laval** | | | | | | | | | | | | | |
| April 2010 | 1 | 1.8 | 15 | 26.3 | 17 | 29.8 | 16 | 28.1 | 8 | 14.0 | 57 | 360,890 | 465,948 |
| April 2009 | 0 | 0.0 | 2 | 5.1 | 17 | 43.6 | 10 | 25.6 | 10 | 25.6 | 39 | 400,000 | 442,026 |
| Year-to-date 2010 | 1 | 0.5 | 34 | 18.0 | 66 | 34.9 | 45 | 23.8 | 43 | 22.8 | 189 | 395,000 | 434,179 |
| Year-to-date 2009 | 0 | 0.0 | 8 | 4.0 | 72 | 36.2 | 66 | 33.2 | 53 | 26.6 | 199 | 400,000 | 458,241 |
| **North Shore** | | | | | | | | | | | | | |
| April 2010 | 15 | 10.6 | 62 | 44.0 | 43 | 30.5 | 17 | 12.1 | 4 | 2.8 | 141 | 283,945 | 299,252 |
| April 2009 | 3 | 2.1 | 73 | 50.3 | 45 | 31.0 | 18 | 12.4 | 6 | 4.1 | 145 | 290,000 | 314,579 |
| Year-to-date 2010 | 39 | 7.9 | 199 | 40.3 | 178 | 36.0 | 54 | 10.9 | 24 | 4.9 | 494 | 300,000 | 317,314 |
| Year-to-date 2009 | 18 | 2.8 | 288 | 45.4 | 193 | 30.4 | 85 | 13.4 | 50 | 7.9 | 634 | 300,000 | 333,844 |
| **South Shore** | | | | | | | | | | | | | |
| April 2010 | 1 | 1.4 | 29 | 39.2 | 28 | 37.8 | 10 | 13.5 | 6 | 8.1 | 74 | 312,743 | 335,190 |
| April 2009 | 2 | 3.4 | 24 | 40.7 | 18 | 30.5 | 10 | 16.9 | 5 | 8.5 | 59 | 310,000 | 341,068 |
| Year-to-date 2010 | 22 | 7.5 | 119 | 40.6 | 89 | 30.4 | 41 | 14.0 | 22 | 7.5 | 293 | 300,000 | 322,495 |
| Year-to-date 2009 | 18 | 5.9 | 100 | 32.9 | 96 | 31.6 | 52 | 17.1 | 38 | 12.5 | 304 | 310,000 | 343,342 |
| **Vaudreuil-Soulanges** | | | | | | | | | | | | | |
| April 2010 | 6 | 17.6 | 11 | 32.4 | 9 | 26.5 | 4 | 11.8 | 4 | 11.8 | 34 | 296,104 | 325,810 |
| April 2009 | 6 | 16.2 | 9 | 24.3 | 15 | 40.5 | 4 | 10.8 | 3 | 8.1 | 37 | 320,000 | 316,081 |
| Year-to-date 2010 | 17 | 15.9 | 32 | 29.9 | 27 | 25.2 | 18 | 16.8 | 13 | 12.1 | 107 | 323,386 | 333,911 |
| Year-to-date 2009 | 25 | 15.7 | 39 | 24.5 | 55 | 34.6 | 24 | 15.1 | 16 | 10.1 | 159 | 330,000 | 328,830 |
| **Montréal CMA** | | | | | | | | | | | | | |
| April 2010 | 23 | 7.1 | 117 | 36.0 | 102 | 31.4 | 50 | 15.4 | 33 | 10.2 | 325 | 314,900 | 353,506 |
| April 2009 | 11 | 3.7 | 110 | 37.0 | 101 | 34.0 | 47 | 15.8 | 28 | 9.4 | 297 | 315,000 | 344,431 |
| Year-to-date 2010 | 79 | 6.8 | 388 | 33.4 | 381 | 32.8 | 179 | 15.4 | 135 | 11.6 | 1,162 | 325,000 | 352,672 |
| Year-to-date 2009 | 61 | 4.4 | 443 | 32.3 | 442 | 32.2 | 242 | 17.6 | 185 | 13.5 | 1,373 | 330,000 | 362,132 |

Source: CMHC (Market Absorption Survey)

| Table 4.1: Average Price ($) of Absorbed Single-detached Units<br>April 2010 | | | | | | |
|---|---|---|---|---|---|---|
| Submarket | April 2010 | April 2009 | % Change | YTD 2010 | YTD 2009 | % Change |
| Zone 1 | -- | -- | n/a | -- | -- | n/a |
| Zone 2 | -- | -- | n/a | -- | -- | n/a |
| Zone 3 | -- | -- | n/a | -- | -- | n/a |
| Zone 4 | -- | -- | n/a | -- | -- | n/a |
| Zone 5 | -- | -- | n/a | -- | -- | n/a |
| Zone 6 | -- | -- | n/a | -- | -- | n/a |
| Zone 7 | -- | -- | n/a | -- | -- | n/a |
| Zone 8 | -- | -- | n/a | -- | -- | n/a |
| Zone 9 | 495,484 | 421,250 | 17.6 | 483,652 | 461,739 | 4.7 |
| Zone 10 | -- | -- | n/a | 386,557 | 361,538 | 6.9 |
| Zone 11 | 683,639 | -- | n/a | 560,047 | 554,441 | 1.0 |
| Zone 12 | 447,701 | 502,692 | -10.9 | 437,301 | 481,413 | -9.2 |
| Zone 13 | 312,661 | 393,389 | -20.5 | 341,612 | 386,521 | -11.6 |
| Zone 14 | 293,720 | 303,429 | -3.2 | 308,910 | 292,811 | 5.5 |
| Zone 15 | 257,317 | 328,214 | -21.6 | 290,018 | 298,839 | -3.0 |
| Zone 16 | 378,473 | 390,000 | -3.0 | 396,531 | 471,110 | -15.8 |
| Zone 17 | 295,472 | 327,159 | -9.7 | 333,785 | 356,486 | -6.4 |
| Zone 18 | 312,457 | 312,241 | 0.1 | 318,718 | 318,410 | 0.1 |
| Zone 19 | 249,490 | 270,259 | -7.7 | 260,434 | 281,775 | -7.6 |
| Zone 20 | 342,363 | -- | n/a | 317,165 | 342,258 | -7.3 |
| Zone 21 | 336,564 | -- | n/a | 323,317 | 310,161 | 4.2 |
| Zone 22 | 329,917 | 416,364 | -20.8 | 338,185 | 389,508 | -13.2 |
| Zone 23 | -- | -- | n/a | 267,155 | 282,952 | -5.6 |
| Zone 24 | -- | -- | n/a | 432,452 | 452,575 | -4.4 |
| Zone 25 | -- | -- | n/a | 363,839 | 379,118 | -4.0 |
| Zone 26 | 263,872 | 274,833 | -4.0 | 260,063 | 265,635 | -2.1 |
| Zone 27 | 325,810 | 316,081 | 3.1 | 333,911 | 328,830 | 1.5 |
| **Montréal CMA** | 353,506 | 344,431 | 2.6 | 352,672 | 362,132 | -2.6 |

Source: CMHC (Market Absorption Survey)

| Table 6: Economic Indicators<br>April 2010 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Interest Rates | | | NHPI, Total, Montréal CMA 1997=100 | CPI, 2002 =100 | Montréal Labour Market | | | |
| | | P & I Per $100,000 | Mortage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2009 | January | 627 | 5.00 | 5.79 | 163.9 | 111.7 | 1,887 | 8.2 | 66.7 | 748 |
| | February | 627 | 5.00 | 5.79 | 164.4 | 112.4 | 1,875 | 8.3 | 66.3 | 751 |
| | March | 613 | 4.50 | 5.55 | 164.9 | 112.7 | 1,870 | 8.8 | 66.4 | 758 |
| | April | 596 | 3.90 | 5.25 | 164.9 | 112.9 | 1,873 | 9.0 | 66.5 | 755 |
| | May | 596 | 3.90 | 5.25 | 165.2 | 113.9 | 1,877 | 9.5 | 67.0 | 753 |
| | June | 631 | 3.75 | 5.85 | 165.3 | 114.3 | 1,881 | 9.5 | 67.1 | 752 |
| | July | 631 | 3.75 | 5.85 | 165.3 | 113.8 | 1,879 | 9.6 | 67.0 | 756 |
| | August | 631 | 3.75 | 5.85 | 165.3 | 114.0 | 1,880 | 9.4 | 66.9 | 763 |
| | September | 610 | 3.70 | 5.49 | 165.6 | 113.8 | 1,877 | 9.4 | 66.7 | 764 |
| | October | 630 | 3.80 | 5.84 | 166.2 | 113.7 | 1,880 | 9.2 | 66.6 | 765 |
| | November | 616 | 3.60 | 5.59 | 166.8 | 114.4 | 1,883 | 9.0 | 66.5 | 763 |
| | December | 610 | 3.60 | 5.49 | 167.1 | 114.0 | 1,894 | 9.1 | 66.8 | 761 |
| 2010 | January | 610 | 3.60 | 5.49 | 167.2 | 114.0 | 1,907 | 9.1 | 67.2 | 759 |
| | February | 604 | 3.60 | 5.39 | 167.7 | 114.2 | 1,916 | 9.2 | 67.5 | 757 |
| | March | 631 | 3.60 | 5.85 | 169.4 | 114.5 | 1,927 | 9.0 | 67.7 | 757 |
| | April | 655 | 3.80 | 6.25 | | 114.8 | 1,933 | 9.0 | 67.8 | 754 |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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